

31239

WARRANTY DEED
WITH DOWER

From

Daniel John Seitz,

To

Mary Ann Seitz

Coldwater, Ohio

TRANSFERRED

NOV 14 1956

JUSTUS A. GILBERT
COUNTY AUDITOR

MERCER COUNTY, OHIO

Received for Record on the 14 day

of Nov., 1956

at 11:44 o'clock A. M.

Recorded Nov 21, 1956

In Deed Book No.

Page

Bertrude M. Cain

B.R.W. County Recorder

Fees 1.48

Heer Ptg. Co., Cola., O.

569

18-55-1.

Heer Ptg. Co., Cola., O. (W.H.A. Form)

Form 20178-A

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That Daniel John Seitz, a married
man, husband of grantee herein,

in consideration of

One Dollar and Love and Affection

to him paid by Mary Ann Seitz, Coldwater, Ohio, wife of the
grantor herein,

the receipt whereof is hereby acknowledged, do es hereby GRANT, BARGAIN, SELL and
CONVEY to the said Mary Ann Seitz, her

heirs and assigns forever, the

following described real estate situated in the Township of
Butler, County of Mercer and State of Ohio,

and bounded and described as follows:

Being a part of a 4.938 acre tract of land out of the south side of the
east half of the southeast quarter of Section 26, town 6 south, range 2
east, lying south of State Route #219, and more particularly described
as follows:

Commencing at the southeast corner of Section 26, thence west on the
south line of said Section 601.25 feet to an iron pipe for a place of
beginning, thence continuing west 88.25 feet on the south line of Sec-
tion 26 to an iron pipe; thence north 225.14 feet to a point on the
center of State Route #219; thence north 75° 52' east on the center of
said State Route #219, 91.0 feet to a point; thence south 247.36 feet
to the place of beginning, containing 0.479 acres of land, subject to
all legal highways.

Last transfer of record in Vol. 180, Page 217, Deed Records, Mercer
County, Ohio.

Consideration being less than \$100.00, no revenue stamps necessary.

and all the ESTATE, TITLE and INTEREST of the said

Daniel John Seitz

either in Law or in Equity, of, in and to
the said premises; Together with all the privileges and appurtenances to the same belonging; and
all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of
the said Mary Ann Seitz, her

heirs and assigns forever.

AND the said Daniel John Seitz

for himself and for his heirs, executors and administrators,
do es hereby Covenant, with the said Mary Ann Seitz, her

heirs and assigns, that he is the true and lawful owner
of the said premises, and has full power to convey the same; and that the title so conveyed is
CLEAR, FREE and UNINCUMBERED; and further that he will WARRANT
and DEFEND the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Daniel John Seitz

hereby release right and expectancy of DOWER in the said premises, ha s hereunto
set his hand and seal this 10th day of November
in the year of our Lord one thousand nine hundred and fifty-six (1956)

Signed, Sealed and Acknowledged in
Presence of

John J. Hinders
Hoover J. Hinders

Daniel John Seitz (Seal)
Daniel John Seitz (Seal)
(Seal)
(Seal)

THE STATE OF OHIO.

Mercer County, ss.

BE IT REMEMBERED, That on the 10th day of
November in the year of our Lord

one thousand nine hundred and fifty-six (1956), before me, the subscriber,

a Notary Public in and for said County, personally came

Daniel John Seitz, husband of grantee herein,

the Grantor in the foregoing Deed, and acknowledged the

signing and sealing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

notarial seal on the day and year aforesaid.

This instrument prepared by
John J. Hinders, Hinders &
Hinders, Attorneys

John J. Hinders
Notary Public, State of Ohio
My Comm. Exp. 3-29-57